

**86 VANDERVEER RD**  
FREEHOLD, NJ 07728

# 7,000 SF OFFICE SPACE FOR LEASE



## OFFERING SUMMARY

Lease Rate:	Call for Details
Building Size:	49,842 SF
Available SF:	7,000 SF
Submarket:	Western Monmouth
Zoning:	Special Economic Development
Parking:	24 Spaces + Overflow
Taxes:	\$1.09 psf (2022)
Year Renovated:	2022

## PROPERTY OVERVIEW

7,000 sf of Office Space for Lease.

- All glass vestibule
- Large reception area
- 7 spacious offices
- Conference/Training room
- Large breakroom
- Outdoor break area
- Bathroom in executive offices
- All restrooms freshly remodeled
- Separate parking lot. 24 designated parking spaces + overflow spaces available
- Zero common area

## LOCATION OVERVIEW

Located in Howell with a Freehold Mailing Address.

Nice quiet street with good accessibility to major roads including the Garden State Parkway, Routes 9, 18, 33, 34 and I-195.



## SHELDON GROSS REALTY, INC.

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

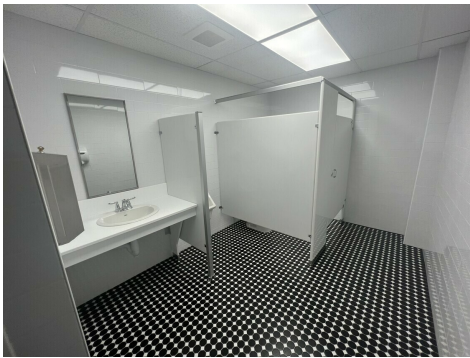
Matthew Leonelli | (O): 973.325.6200 Ext.118 | (C): 908.220.9861 | mleonelli@sheldongrossrealty.com

*for more information:*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

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## ADDITIONAL PHOTOS



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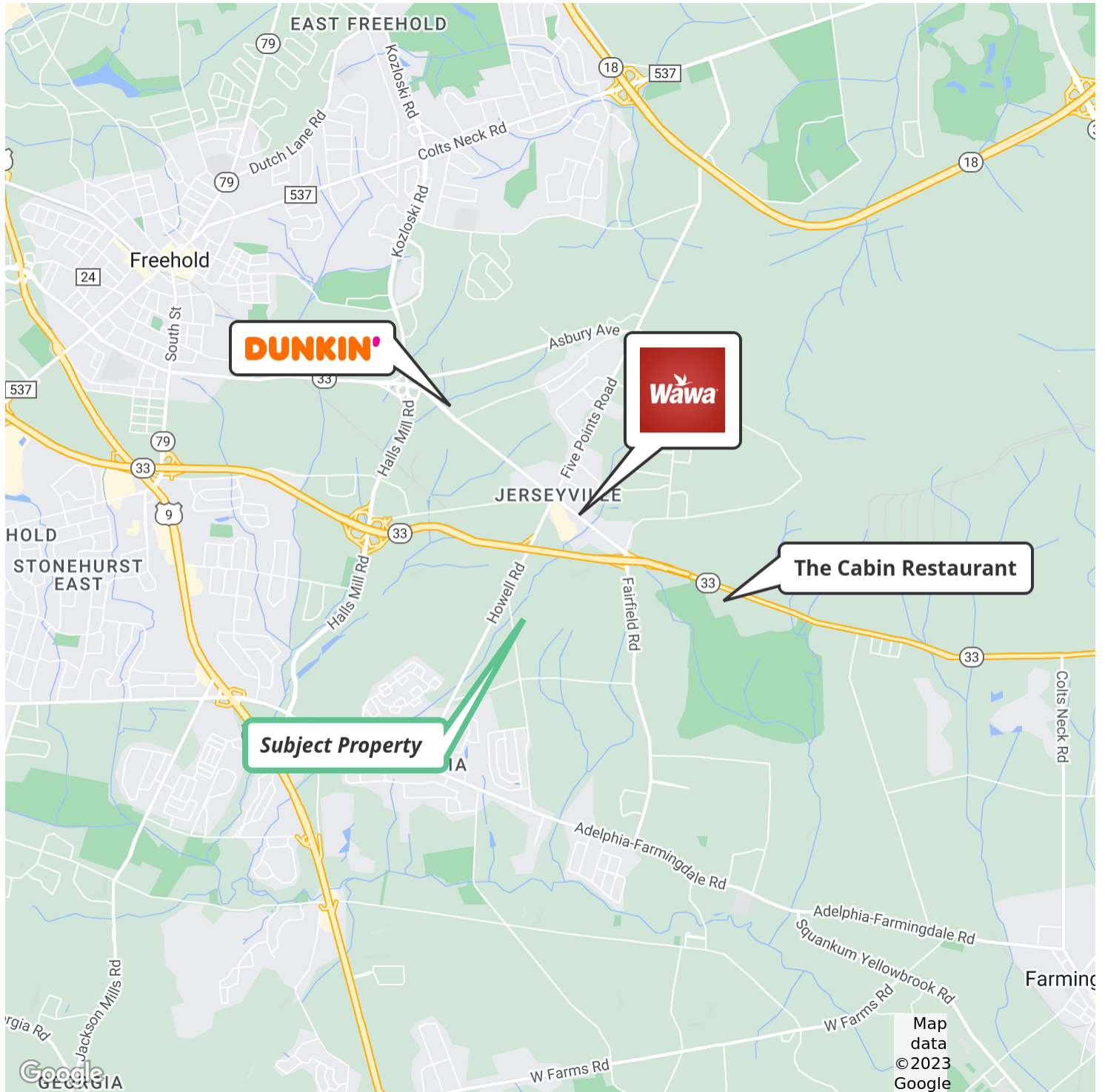
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# LOCATION MAP



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